
Sent: 15/03/2019 11:37:33 AM
Subject: Online Submission

15/03/2019

MRS Ella Miles
21 Iluka AVE
Manly NSW 2095
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RE: DA2019/0081 - 12 Boyle Street BALGOWLAH NSW 2093

To Dear Luke Perry,

We fully support the DA application number 0081/2019.

Having purchased our family home here at 12 Boyle Street Balgowlah we were fully aware that a property like this in a medium density area would be subject to a potential change of use/redevelopment at some stage. We have been approached by a number of developers since occupying this property all of which wanted to put in extremely large multi story unit complexes. Sun Property's proposal to consult a heritage architect and design eight luxury duplex/apartments in a very subtle and tasteful P&O style was the a large factor in why we come to an agreement.

These proposed properties not only fit within the northern beaches council building envelope guidelines they also reflect the precedent set by surrounding properties such as 27 Boyle street, 10 Boyle street, 2A and 2B Boyle street, 4 and 4A Boyle street, 11 Boyle street, 15 Boyle street, 28 Willyama Avenue and 299-301 Sydney Road Balgowlah, all of which are either duplex's, unit blocks or town houses. Some of these have been developed in place of character homes.

When purchasing 12 Boyle Street we were attracted by the character features and charm of this property, so we understand the reluctance towards this being replaced. Although in reality properties of this nature and age do not meet the current building codes of Australia and therefore come with problems such as rising damp, subsidence, poor ventilation and inefficient environmental running costs. The proposed development will have none of these concerns.

Having grown up in the area and having a large tight knit community of family and friends of a spectrum of ages and life stages, we are very fond of Balgowlah and we truly believe that this development will be very suitable and appealing to a wide range of people. In particular benefiting the ageing residents in the area, providing them with low maintenance and low rise modern living options.

In conclusion the proposed development meets council regulations by staying in the recommended building envelope and addresses the shortage of suitable housing options for the area. Whilst ensuring a very subtle and stylish design of no more than two stories high. We understand the short term inconvenience for surrounding residents, although this will be out weighed by the long term benefits to the area.

Yours truly,

Ella and Luke Miles, owners of 12 Boyle Street Balgowlah, NSW 2093